

JERSEY CITY

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE
DIVISION OF CITY PLANNING



ROBERT D. COTTER, PP, AICP
PLANNING DIRECTOR

JERRAMIAH T. HEALY, MAYOR
CARL S. CZAPLICKI
DEPARTMENT DIRECTOR

November 28, 2012
Ms. Mayda Arrue
THE JERSEY JOURNAL
30 Journal Square
Jersey City NJ 07306

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing & Economic Development and Commerce. Please have this ad run in the Tuesday, December 4,, 2012. Edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City
Department of Housing & Economic Development
30 Montgomery Street, 14th Floor, Suite 1400
Jersey City NJ 07302

Attn: Denise Jefferson

This notice should be billed to the Jersey City Department of Housing & Economic Development, Planning Board Account Number 7947. Thank you.

Sincerely,

Robert D. Cotter
Secretary, Jersey City Planning Board
Division of City Planning

Mayor's Office
Carl Czaplicki, Director,
HEDC
File

**JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING**

Please take notice the Planning Board took the following action at the Regular Meeting of November 20, 2012.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
 - a. PS #20, 239 Ocean Avenue
6. Old Business:

Dismissal of the following application as per the LDO section 345-22(g) & 345-23(g): P-11-061 – 114 Lincoln Street - Minor Subdivision
7. New Business: Planning Board 2013 Calendar Adopted
8. Review and discussion of amendments to the Land Development Ordinance, §345-67, to revise fencing standards citywide. **Recommended to City Council for Adoption.**
9. Review and discussion of amendments to the Land Development Ordinance, §345-40 and §345-70, to revise parking standards for Houses of Worship. Formal action may be taken. **Recommended to City Council for Adoption.**
10. Case: P07-136.1 Administrative Amendment
Applicant: 198 Van Vorst Street LLC
Attorney: James McCann, Esq.
Review Planner: Kristin Russell
Address: 198 Van Vorst St.
Block: 131 Lots: 91, 92, 93, 95a, 95b
Zone: Tidewater Basin Redevelopment Plan
Description: New 7-story mixed-use building with 131 residential units, 426sf of ground floor retail, and 181 garaged parking spaces. Originally approved February 2008 and subsequently amended. Minimal changes proposed are to reduce number of awnings and eliminate landscape fencing.
Decision: Approved.
11. Case: P12-081 Minor Site Plan
Applicant: Mack-Cali Plaza I, LLC
Attorney: Charles Harrington, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: Columbus Drive
Block: 11603 Lots: 15
Zone: Exchange Place North Redevelopment Plan
Description: Install direction sign near the entrance of Plaza I @ Harborside financial Center
Decision: Approved.
12. Case: P12-064 Preliminary & Final Site Plan w/Deviations
Applicant: PSE&G Co.
Attorney: W. Nevins McCann, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 427 – 451 Grand Street Grand St. (frontage on Monmouth and Gilchrist Sts.)
Block: 15702 Lots: 1, 6, 8, portions of 4 & 5
Zone: Grand Jersey Redevelopment Plan
Description: Expansion of the existing substation
Deviations: Decorative fencing along street frontage and buffering landscaping along street frontage
Decision: Approved.
13. Case: P12-073 Minor Site Plan – Interim Use
Applicant: K. Hovnanian at 77 Hudson St. Urban Renewal Co. LLC
Attorney: Ron Shaljian
Review Planner: Kristin Russell
Address: 77 Hudson St.
Block: 14506 Lots: 1
Zone: Colgate Redevelopment Plan
Description: Three banner signs: two are 12'x70', one is 25'x61'
Carried to December 4, 2012 meeting.
14. Case: P06-072 Final Major Site Plan, Phase I
Applicant: Block 284 North Urban Renewal LLC
Attorney: Jon Campbell
Review Planner: Kristin Russell
Address: 232 Pavonia Ave./25 McWilliams Place
Block: 10004 Lots: coop
Old Block: 284 Old Lots: 1
Zone: St. Francis Redevelopment Plan
Description: Mixed use 11-story building with 124 dwelling units and 154,121 sf of ground floor retail space. Originally approved June 27, 2006.
Decision: Approved.

15. Case: P12-078 Minor Subdivision
Applicant: Block 284 North Urban Renewal LLC
Attorney: Jon Campbell
Review Planner: Kristin Russell
Address: 1 McWilliams Place
Block: 10004 Lots: coop
Zone: St. Francis Redevelopment Plan
Description: Subdivision of 33,600sf lot into two new lots of 9,983 and 23,617sf.
Decision: Approved.
16. Case: P05-058 Final Major Site Plan
Applicant: Gargant Corp.
Attorney: Charles Harrington
Review Planner: Kristin Russell
Address: 445 Whiton St. (fka Ash, Whiton & Pacific)
Block: 17501 Lot: 4
Old Block: 2098 Old Lots: 1, 2, et al
Zone: Lafayette Park Redevelopment Plan
Description: 24-unit residential development, originally approved September 13, 2005.
Decision: Approved.
17. Case: P12-063 Minor Site Plan
Applicant: MetroPCS New York LLC
Attorney: Constantine Stamos
Review Planner: Jeff Wenger
Address: 3388 Kennedy Blvd.
Block: 3404 Lot: 49
Zone: R-1
Description: Installation of cellular telephone antennas and ancillary equipment.
Decision: Approved with conditions.
18. Case: P12-054 Minor Site Plan
Applicant: MetroPCS New York LLC
Attorney: Constantine Stamos
Review Planner: Jeff Wenger
Address: 591 Summit Ave
Block: 7902 Lot: 35
Zone: NC
Description: Installation of cellular telephone antennas and ancillary equipment.
Decision: Approved with conditions.
19. Case: P12-057 Minor Site Plan
Applicant: MetroPCS New York LLC
Attorney: Constantine Stamos
Review Planner: Jeff Wenger
Address: 500 Manila Ave
Block: 10102 Lot: 1
Zone: Luis Munoz Marin Boulevard Redevelopment Plan
Description: Installation of cellular telephone antennas and ancillary equipment.
Decision: Approved with conditions.
20. Case: P12-059 Minor Site Plan
Applicant: MetroPCS New York LLC
Attorney: Constantine Stamos
Review Planner: Jeff Wenger
Address: 195 New York Ave
Block: 12704 Lot: 3
Zone: R-1
Description: Installation of cellular telephone antennas and ancillary equipment.
Decision: Approved with conditions.
21. Case: P12-060 Minor Site Plan
Applicant: MetroPCS New York LLC
Attorney: Constantine Stamos
Review Planner: Jeff Wenger
Address: 15 Wilkinson Ave
Block: 23701 Lot: 6
Zone: R-1
Description: Installation of cellular telephone antennas and ancillary equipment.
Decision: Approved with conditions.
22. Case: P12-061 Minor Site Plan
Applicant: MetroPCS New York LLC
Attorney: Constantine Stamos
Review Planner: Jeff Wenger
Address: 111 Storms Ave
Block: 15003 Lot: 30
Zone: NC
Description: Installation of cellular telephone antennas and ancillary equipment.
Decision: Approved with conditions.

22. Case: P12-049 Minor Site Plan
Applicant: MetroPCS New York LLC
Attorney: Constantine Stamos
Review Planner: Jeff Wenger
Address: 1855 Kennedy Blvd
Block: 25502 Lot: 7
Zone: R-1
Description: Installation of cellular telephone antennas and ancillary equipment
Decision: Approved with conditions..
23. Case: P12-051 Minor Site Plan
Applicant: MetroPCS New York LLC
Attorney: Constantine Stamos
Review Planner: Jeff Wenger
Address: 615 Palisade Ave
Block: 1704 Lot: 15
Zone: R-1
Description: Installation of cellular telephone antennas and ancillary equipment.
Decision: Approved with conditions.
24. Case: P12-052 Minor Site Plan
Applicant: MetroPCS New York LLC
Attorney: Constantine Stamos
Review Planner: Jeff Wenger
Address: 430 Communipaw Ave
Block: 17301 Lot: 13
Zone: Morris Canal Redevelopment Plan
Description: Installation of cellular telephone antennas and ancillary equipment.
Decision: Approved with conditions.
25. Case: P12-053 Minor Site Plan
Applicant: MetroPCS New York LLC
Attorney: Constantine Stamos
Review Planner: Jeff Wenger
Address: 10 Christopher Columbus Drive
Block: 11603 Lot: 16
Zone: Exchange Place North Redevelopment Plan
Description: Installation of cellular telephone antennas and ancillary equipment.
Decision: Approved with conditions.
26. Case: P12-055 Minor Site Plan
Applicant: MetroPCS New York LLC
Attorney: Constantine Stamos
Review Planner: Jeff Wenger
Address: 563 Central Ave
Block: 802 Lot: 26
Zone: R-1
Description: Installation of cellular telephone antennas and ancillary equipment.
Decision: Approved with conditions.
27. Case: P12-056 Minor Site Plan
Applicant: MetroPCS New York LLC
Attorney: Constantine Stamos
Review Planner: Jeff Wenger
Address: 201 Claremont Ave
Block: 23101 Lot: 12
Zone: R-1
Description: Installation of cellular telephone antennas and ancillary equipment.
Decision: Approved with conditions.
28. Case: P12-058 Minor Site Plan
Applicant: MetroPCS New York LLC
Attorney: Constantine Stamos
Review Planner: Jeff Wenger
Address: 49 Waverly St
Block: 5804 Lot: 12
Zone: R-1
Description: Installation of cellular telephone antennas and ancillary equipment.
Decision: Approved with conditions.
29. Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, Suite 1400, 14th flr. Jersey City, NJ.
1. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Major Subdivision # P12-070 submitted by Franklin Redevelopment Group (20 Fisk Street & 163-167 Culver Avenue).
 2. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Major Site Plan #P12-071 submitted by Franklin Redevelopment Group (20 Fisk Street & 163-167 Culver Avenue).
 3. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan # P07-079 submitted by DJ property, LLC. (74-88 Water Street).
 4. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan # P12-007 submitted by The Ideal Supply co, (453-437 Communipaw Avenue).
- 30.. Executive Session, as needed, to discuss litigation, personnel or other matters
31. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD